

# Compton

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## Islington

Cally Yard  
Caledonian Road  
N7 9BG

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A new creative business community comprising a collection of new-build offices, showrooms and studios available for rent or sale

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### For Rent / For Sale

1,264 to 6,396 ft<sup>2</sup>

020 7101 2020  
compton.london



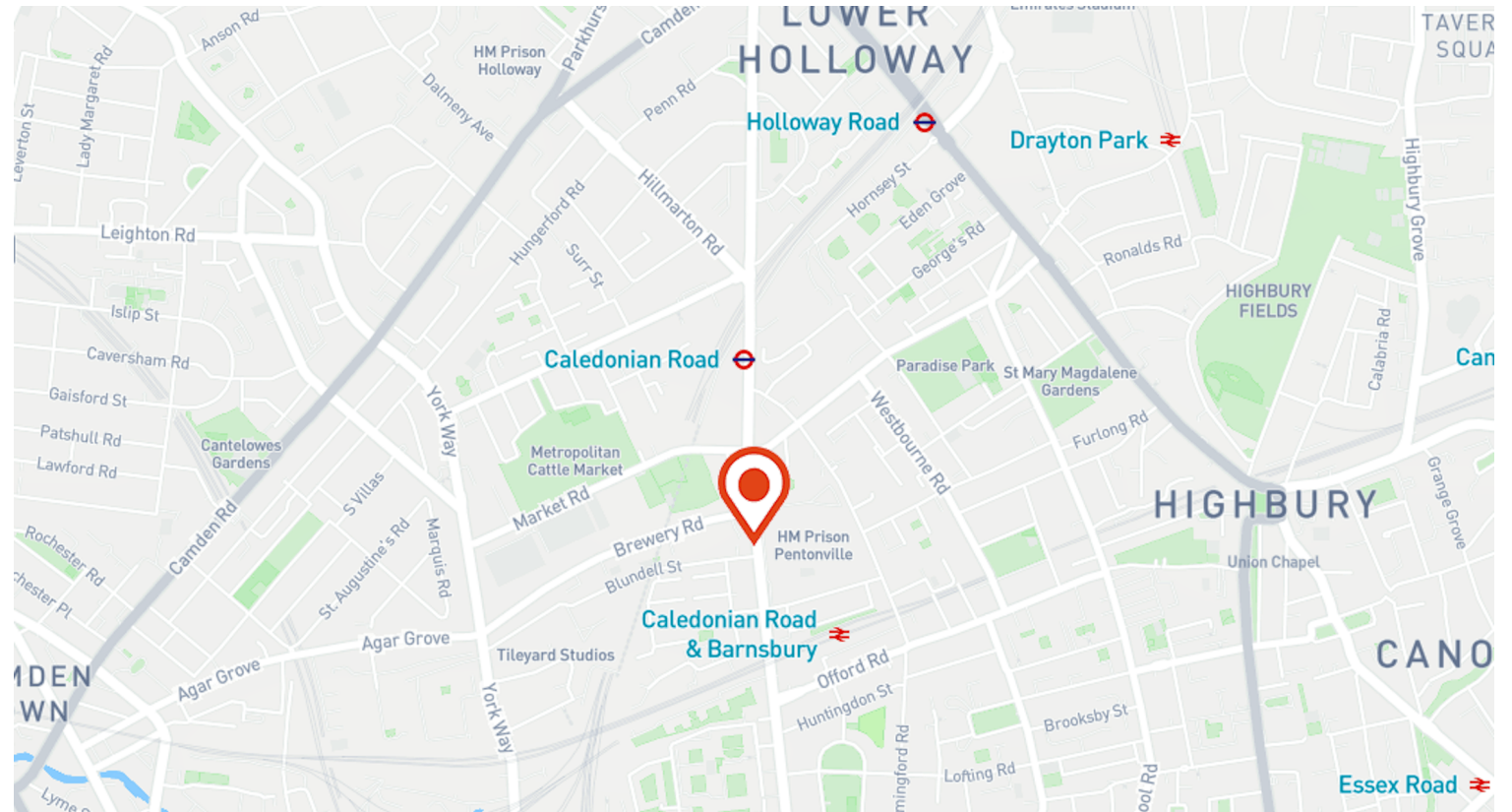
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## Location

Affectionately known as Cally Road by locals, Caledonian Road's business community is growing with start-ups and established enterprises alike taking occupation in the district, with easy access into central London via the Piccadilly line and Overground network. The quarter's Victorian commercial heritage lends a warehouse aesthetic to the design of fashionable after-work venues like The Depot and The Pleasance, in contrast to the gleaming modernity of Arsenal's Emirates Stadium. Just to the north of Kings Cross spectacular regeneration zone, Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.

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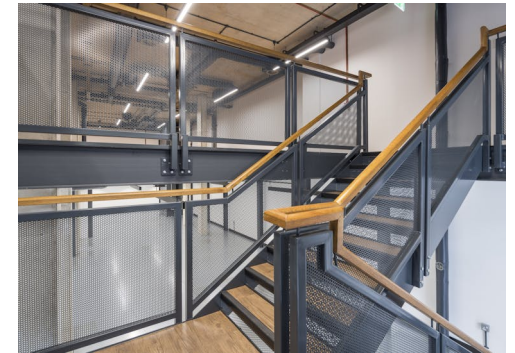
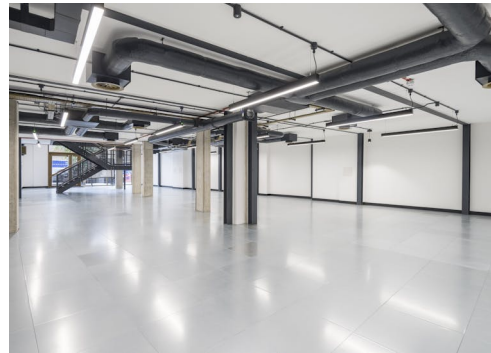
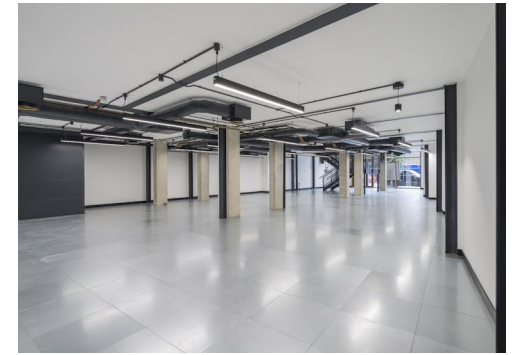
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## Amenities

- Brand new redevelopment
- New Creative Business Community
- Underground Station within 3 minutes walk
- Self-contained office units in with flexible configurations
- Contemporary Internal specification
- Brand new exposed air conditioning
- Fully accessible metal tile raised flooring
- Bespoke suspended linear LED lighting
- Superb natural daylight throughout
- Exposed concrete soffits and columns
- Various soft-spots to enable internal staircases (if required)
- Self-contained WC facilities
- Dedicated onsite bicycle storage and shower facilities
- Communal onsite courtyard

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## Description

Cally Yard's convergence of minds, makers, founders and creators will create a dynamic hub in the continuing regeneration of Caledonian Road, which began life as a nineteenth century toll road developing a culture of light industry in the wake of the new railways.

Our connected, collaborative and flexible new office space will channel Cally Road's existing sense of community and commerce, while injecting new energy for the future. We want to foster innovation that will boost the wellbeing of the community as a whole, as well as that of your business.

These high quality, ultra-flexible spaces can be perfectly tailored to your specific business needs. Choose a single unit or combine several into a modular design that's perfectly configured for business expansion and success. Studios are available to buy or rent now, from 1,264 – 5,765 sq ft.

Whether you're a creative, a maker, small or large business, studio or agency, Cally Yard can be tailored to your dream workspace solution. It's a modular, dynamic opportunity for savvy entrepreneurs, businesses and twenty-first century start-ups.

Be one of the visionaries to ride the first wave of Caledonian Road's regeneration and claim your piece of London.

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## Content

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## Floor Areas & Outgoings

The accommodation comprises of the following;

Floor/Unit	Description	sq ft	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit	1C - Ground & Mezz	4,432	£37.50	£1,625,000 /sq ft	£13	£1.29	Available
Unit	6B - Ground	1,264	£47.50	£725,000 /sq ft	£13	£1.48	Available
Unit	1 Market Road	700	£37.50	£350,000 /sq ft	On Application	£1.50	Available



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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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